

ARTICLE 11. SIGNS

11-1. Purpose and Intent.

This Article is adopted for the following purposes and intents:

- (a) To preserve and protect the public health, safety and welfare of the citizens of the County of Culpeper.
- (b) To promote and accomplish the goals, policies and objectives of the Culpeper County Comprehensive Plan, as it may be amended.
- (c) To promote the free flow of traffic and to protect pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to view obstructing, distracting, and/or illegible signage.
- (d) To promote the use of signs which are aesthetically pleasing, of appropriate scale, and integrated with surrounding buildings and landscape, in order to meet the community's expressed desire to preserve the rural portions of the County and to accomplish quality development.
- (e) To provide an improved visual environment for the citizens of, and visitors to, Culpeper County, and to protect prominent viewsheds within the community.

11-2. Applicability.

11-2-1. Applicability and Scope:

This Article applies to all signs, of whatever nature and wherever located, within the unincorporated areas of Culpeper County. All signs not specifically permitted or exempted by this Article are prohibited.

11-2-2. Exemptions:

The following are exempt from the provisions of this Article.

- 11-2-2.1. The changing of the advertised copy or message on an approved painted or printed sign or billboard or a theater marquee and similarly approved signs that are specifically designed for the use of replaceable copy.
- 11-2-2.2. Painting, repainting, refacing, cleaning and other normal maintenance and repair of an approved sign or sign structure, unless a structural alteration is made. This exemption shall not be construed to exempt any signs from the provisions of Article 30 of this Ordinance.

- 11-2-2.3. Signs of a constituted governmental body, including traffic signs and signals or similar regulatory devices or warnings at railroad crossings. Such signs may be located off-site.
- 11-2-2.4. Memorial tablets or signs, and historic markers erected by duly constituted and authorized public authorities. Such signs may be located off-site.
- 11-2-2.5. Signs erected by a public agency which identify or give direction to public uses. Such signs may be freestanding or building-mounted and may be located off-site.
- 11-2-2.6. Flags of the United States, the Commonwealth of Virginia, Culpeper County, states and countries, the Military, the United Nations Organization or similar organizations of which this nation is a member, the President or Vice-President of the United States, religious groups, civic organizations, historic, and service clubs.

In addition, any commercial or industrial use may display its corporate emblem in the form of a flag, provided:

- (a) That there is no more than one such flag on any lot or parcel, and
- (b) That the area of such corporate emblem shall be deducted from the permitted area of the building-mounted sign.

For the purpose of this provision, a flag shall be a piece of fabric or cloth varying in size and of distinctive color and design which hangs loose from a flagstaff or pole and is used as a symbol or emblem.

- 11-2-2.7. Small signs which identify the name and/or address of the occupant of a single family dwelling unit. Such signs shall be limited to one (1) per dwelling unit, shall not exceed three (3) square feet in area, may be either building-mounted or freestanding, and if freestanding shall not exceed four (4) feet in height and shall not be located closer than five (5) feet to any lot line. This provision doesn't limit the ability to, in addition to the above enumerated signs, place the owner's name and street address on a mailbox.
- 11-2-2.8. Small signs displayed on site for the direction or convenience of the public, such as signs which direct traffic or identify the location of restrooms, public telephones, freight entrances or parking areas or limitations on the use of drive-through windows. No such sign shall exceed two (2) square feet in area or be located closer than five (5) feet to any lot line. Notwithstanding the above limitations, signs displayed on site to identify elements and spaces of accessible facilities shall be permitted and shall conform to the specifications as required in the Virginia Uniform Statewide Building Code (VUSBC).

- 11-2-2.9. Seasonal displays and decorations, for events such as federal, state, local and religious holidays, not advertising a product, service or entertainment.
- 11-2-2.10. Signs located on-site warning the public against hunting, fishing, trespassing, dangerous animals, swimming or the like. Such signs may be freestanding or attached to a building or a fence, and shall not exceed four (4) square feet in area.
- 11-2-2.11. Signs for farm identification shall not exceed 24 square feet for farms less than 50 acres in size and 48 square feet for farms 50 acres in size and greater. For purposes of this section, a farm may consist of multiple contiguous parcels under the same ownership.
- 11-2-2.12. Signs accessory to an agricultural use located on a parcel of not less than ten (10) acres for the purpose of identifying such agricultural uses or advertising the products thereof. Such signs shall be limited to one per parcel. No such sign shall exceed twenty four (24) square feet in area. No such sign shall exceed ten (10) feet in height or be located closer than ten (10) feet to any lot line.
- 11-2-2.13. Signs posted by a service station or establishment for the purpose of identifying such establishment as being authorized to perform State safety inspections. Such signs shall not exceed ten (10) square feet in area and may be either building-mounted or attached to an existing authorized freestanding sign structure. If attached to an authorized freestanding sign structure, such signs shall not exceed the height of the existing sign.

11-2-3. Temporary Signs.

Except where specifically qualified below, no permit shall be required for any of the following temporary signs; however, all other applicable regulations of the Zoning Ordinance and those set forth in the Virginia Uniform Statewide Building Code and Chapter 7 of Title 33.1 of the Code of Virginia shall apply to such signs. Temporary signs shall not be illuminated.

Temporary signs which are displayed for a time period exceeding ninety (90) days, are considered permanent signs and are subject to the sign permit requirement for permanent signs, and are counted in the aggregate total sign area permitted for the property upon which the sign is placed.

- 11-2-3.1 Official notices or advertisements posted by or under the direction of any public or court officer in the performance of his official duties, or by trustees under deeds of trust, deeds of assignment or other similar instruments; provided, that all such signs shall be removed not later than ten (10) days after the last day of the period for which the same are required to be displayed in order to accomplish their purpose.

11-2-3.2 Temporary signs, announcing a campaign, drive or event of a civic, philanthropic, educational, historical or religious organization. Such signs may be either building-mounted or freestanding and shall not exceed sixty four (64) square feet in area. If freestanding, no such sign shall exceed ten (10) feet in height or be located closer than five (5) feet to any lot line. Such signs may be located on or off-site, and may be posted for a period not to exceed thirty (30) days. Such signs shall also be removed not less than five (5) days following the event.

11-2-3.3 Real estate signs advertising the sale, rental or lease of a premise or part of the premises on which the signs are displayed. Such signs shall not exceed a total area of four (4) square feet or a maximum height of six (6) feet when advertising a single family detached, attached or multiple family dwelling unit; a total area of thirty two (32) square feet and a maximum height of twelve (12) feet when advertising a multiple family dwelling development; a total area of thirty-two (32) square feet and a maximum height of ten (10) feet when advertising any commercial or industrial property, or any residential or agricultural property containing a minimum of twenty (20) acres.

Such signs shall not exceed one (1) in number per property, except that there may be two (2) such signs on a corner lot. Such signs shall be removed within five (5) days of the settlement, rental or lease.

11-2-3.4 Temporary signs associated with construction or alterations of residential, commercial, and industrial buildings shall be permitted in accordance with the following:

- (a) Temporary signs for a new residential, commercial or industrial development, which identify the name of the proposed development, the character of the building(s), enterprise(s), or the purpose for which the development is intended. Any such sign shall be limited to one (1) in number for each development, may be freestanding or building-mounted and shall be limited to a maximum area of thirty two (32) square feet, and if freestanding, a maximum height of twelve (12) feet. No such sign shall be located closer than ten (10) feet to any lot line.

Such sign shall be located on the site of the development and shall be removed within five (5) days following completion of construction. No such sign shall be displayed for a period in excess of two (2) years, except if construction has not been completed, a sign permit may be obtained for an additional period as may be approved by the Zoning Administrator.

- (b) Temporary signs for home improvements to individual single family dwelling units. Any such sign may identify the contractor, architect, or

firm involved with the home improvement but shall not include any advertisement of any product. Such sign shall be located on the lot of the dwelling unit with the home improvement, shall not exceed a total area of four (4) square feet and a maximum height of four (4) feet, shall be limited to one (1) in number per dwelling unit, and may be freestanding. No such sign shall be displayed prior to commencement of the one-site home improvement work, and such sign shall be removed within three (3) days after the home improvement is complete. However, in no event shall such sign be displayed for a period in excess of twelve (12) months.

11-2-3.5 Temporary signs announcing events such as 'Grand Opening', 'Under New Management', or 'Going Out of Business'. Such signs may be either freestanding or building-mounted and shall be subject to the following conditions:

- (a) A maximum of 1 square foot of sign per linear foot of front wall. For multi-tenant buildings, a maximum of 1 square foot of sign per tenant storefront width;
- (b) If freestanding, not to exceed ten (10) feet in height or located closer than ten (10) feet to any lot line;
- (c) For a period not to exceed thirty (30) days;
- (d) On a given property, such temporary sign may be displayed only one (1) time by the same proprietor in a twelve (12) month period.

11-2-3.6 Temporary signs identifying permitted produce or wayside stands from each direction may be placed to identify such stands. Such signs shall be placed at least five hundred (500) feet, but no more than two thousand five hundred (2,500) feet from the entrance to the stand. Such signs must designate whether stand is open and be designed in such a way that they can be closed, covered or removed so that message is only displayed during operating hours of the stand.

11-2-3.7 Temporary signs advertising the sale of seasonal products such as Christmas trees, pumpkins, and fireworks. Such signs may be either freestanding or building-mounted, and the total area of all such signs shall not exceed sixty-four (64) square feet. If freestanding, such signs shall not exceed ten (10) feet in height or be located closer than ten (10) feet to any lot line. Such signs shall not be posted for a period that exceeds forty-five (45) days.

11-2-3.8 Temporary private garage or yard sale signs. Such signs shall not exceed three (3) square feet in area or four (4) feet in height. Such signs shall not exceed five (5) in number per garage/yard sale being advertised. These

signs may be off-site, and may not be posted more than seven days before the event. They must be removed within two days after the event.

11-2-3.9 Temporary political campaign signs may be permitted off-site in any district subject to the following conditions:

- (a) No one such sign shall exceed thirty-two (32) square feet in area, and no freestanding sign shall exceed ten (10) feet in height.
- (b) All signs shall be removed within ten (10) days after the nomination, election or referendum.
- (c) Nothing in this provision shall be construed to authorize the posting of political campaign signs upon trees, utility poles, traffic control signs, lights or devices, or in any place or manner prohibited by the provisions of this Article.
- (d) Political campaign signs erected on election day at officially designated polling places for a period not to exceed twenty-four (24) hours.

11-4-5.10 Temporary Signs in Windows: Temporary window signs may be displayed, provided that the area occupied by temporary signs shall not exceed forty percent (40%) of the area of the window on, or within which they are displayed.

11-2-4. Prohibited Signs.

Any sign not specifically authorized by this Article is prohibited unless required by law.

The following signs and conditions are also prohibited in any zoning district:

- 11-2-4.1. Any sign located within, on, or projecting over a public or private street, highway, alley, lane, parkway, avenue, road, sidewalk, or other right-of-way, except as provided in this Article. Culpeper County Department of Development personnel may cause to be removed any temporary or portable sign erected or displayed upon, or projecting into public property.
- 11-2-4.2. Any sign attached to any public utility pole or structure, street light, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, or other location on public property, except as provided herein.
- 11-2-4.3. Any sign which by reason of its location, position, size, shape or color may obstruct, impair, obscure, interfere with the view of, or be confused with, any traffic control sign, signal or device erected by a public authority or where it may interfere with, mislead or confuse traffic. To those ends, no sign shall use the words 'Stop', 'Slow', 'Caution', 'Yield', 'Danger',

'Warning', or 'Go' when such sign may be confused with a traffic control sign used or displayed by a public authority.

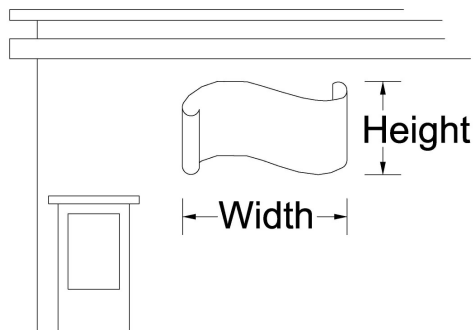
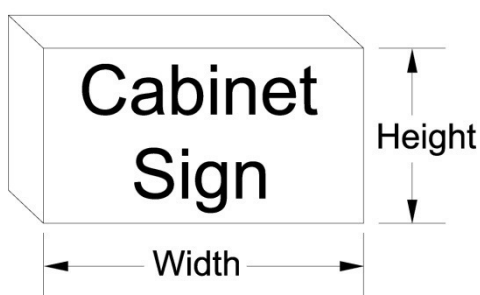
- 11-2-4.4. Any sign or lighting device, whether on the exterior of the building, or on the inside of a window which is visible beyond the boundaries of the lot or parcel, or from any public right-of-way, with intermittent, flashing, rotating, scrolling, scintillating, blinking, or strobe light illumination, including an electronic message device, except for "time and temperature".
- 11-2-4.5. Any sign with exposed incandescent, metal halide, or fluorescent light bulbs.
- 11-2-4.6. Any sign which emits audible sound, smoke, steam, laser or hologram lights, or other visible matter, including any sign that employs any stereopticon, or motion picture projection.
- 11-2-4.7. Any sign animated by any means, including fixed aerial displays, balloons, pennants, including strings of flags, streamers or devices affected by the movement of the air.
- 11-2-4.8. Any sign with movement of the sign body such as rotating, moving up and down or any other type of action involving a change in position of the sign body or segment thereof, whether by mechanical or any other means.
- 11-2-4.9 Any sign mounted, attached or painted on a trailer, boat, or motor vehicle when parked, stored, or displayed conspicuously on, or visible to, the public right-of-way or private premises in a manner intended to attract attention of the public for advertising purposes. Such signs or devices are considered portable signs within the meaning of these regulations and are prohibited. This provision expressly excludes business signs that are permanently painted on, or magnetically attached to motor vehicles or rolling stock that are regularly and consistently used to conduct normal business activities as long as the vehicle is stored/parked at the owner's place of business.
- 11-2-4.10. Any sign painted, attached or mounted on fuel tanks, outdoor storage containers and/or solid waste receptacles or their enclosures.
- 11-2-4.11. Any Bandit sign. Bandit Sign shall mean any sign posted on a utility pole, street sign or other street furniture or a sign posted in violation of this chapter in the public right of way and made of vinyl, paper, cloth or fabric, polyboard, corrugated plastic, poster board, plastic core, cardboard or plywood including signs with wood or wire framing, posts or stakes. No sign owned or placed by the County of Culpeper, the State of Virginia, or a public utility shall be considered a bandit sign.

11-3. General Provisions.

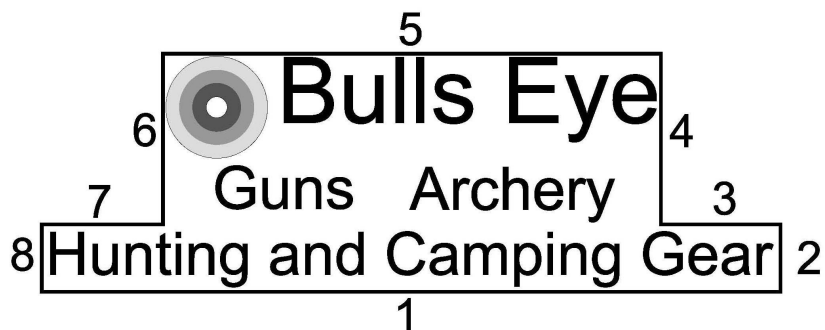
11-3-1. Sign Measurements

11-3-1.1 Sign Area Measurement. Sign area for all sign types is measured as follows:

- (a) Sign copy mounted, affixed, or painted on a background panel or area distinctively painted, textured, or constructed as a background for the sign copy, is measured as that area contained within the sum of the smallest rectangle(s) that will enclose both the sign copy and the background.



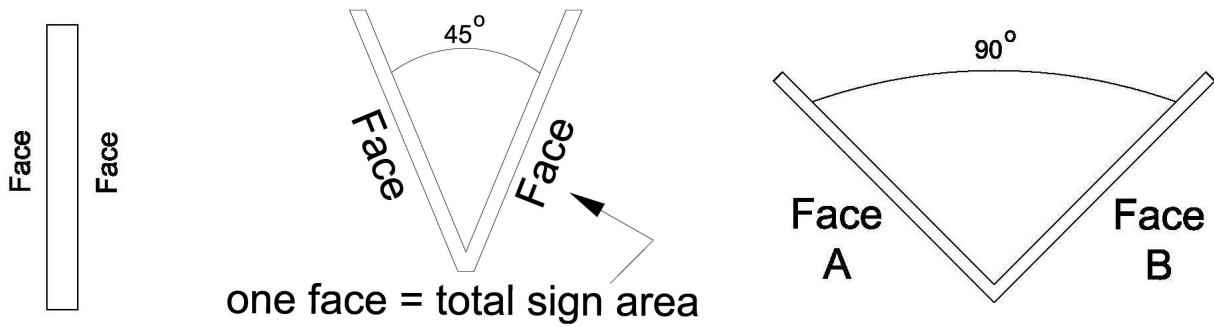
- (b) Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or surface of another structure, that has not been painted, textured, or otherwise altered to provide a distinctive background for the sign copy, is measured as the smallest area to be enclosed by eight (8) parallel lines.



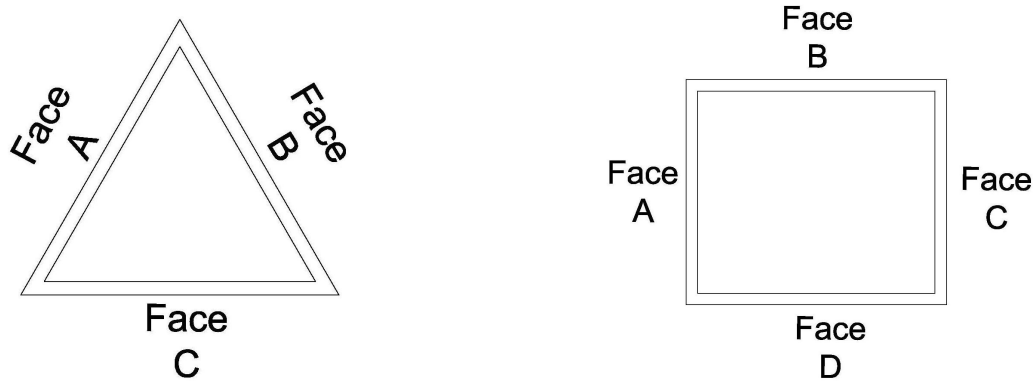
- (c) Multi-face signs are measured as follows:

- (i) Two (2) face signs: If the interior angle between the two (2) sign faces is forty-five degrees (45°) or less, the sign area is of one (1) sign face only. If the angle between the two (2) sign faces is greater than forty-five degrees (45°), the sign area is the sum of the

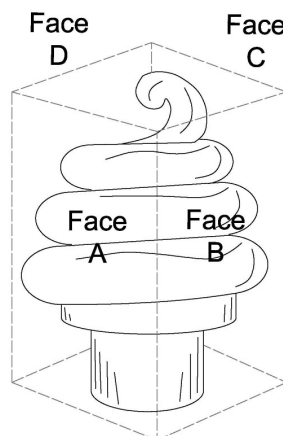
areas of the two (2) sign faces. Each face shall contain the identical copy, layout, colors and graphic images.



- (ii) Three (3) or four (4) face signs: The sign area is fifty percent (50%) of the sum of the areas of all sign faces.

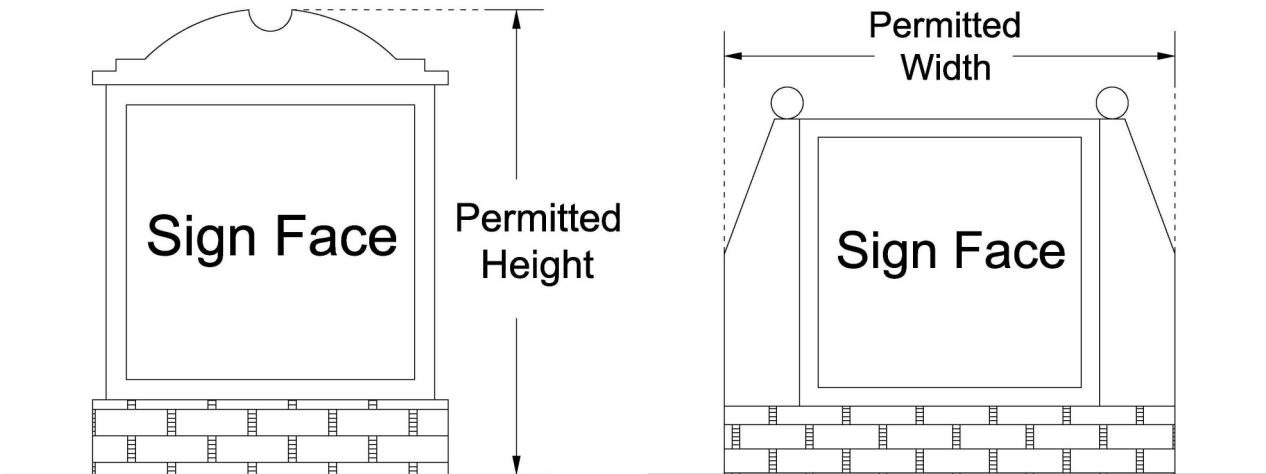


- (iii) Spherical, free-form, sculptural, or other non-planar sign area is fifty percent (50%) of the sum of the areas using only the four vertical sides of the smallest four-sided polyhedron that will encompass the sign structure. Signs with greater than four faces are prohibited.

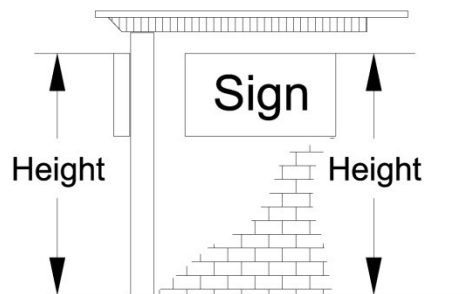


11-3-1.2 Sign Height Measurement. Sign height is measured as follows:

- (a) Freestanding Signs: Sign height is the perpendicular distance measured from the finished grade at the center of the base of a sign to the topmost portion of a sign. The height and width of any monument sign base or other structure erected to support or adorn the sign is measured as part of the sign height and area.



- (b) Building Mounted Signs: The height of wall, fascia, mansard, parapet or other building mounted signs is the perpendicular distance measured from the base of the wall on which the sign is located to the top center of the sign or sign structure.



11-3-2. Sign Illumination.

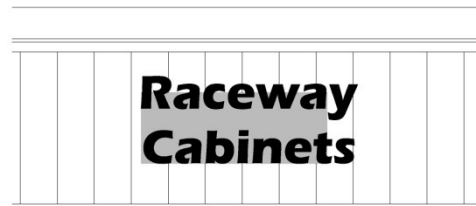
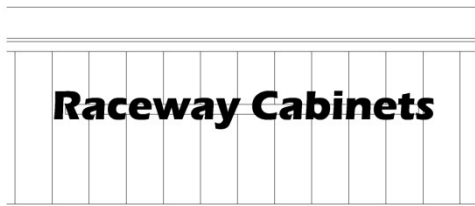
All permanent signs may be non-illuminated, illuminated by internal, internal indirect (halo), or lit by external direct illumination, unless otherwise specified. Conformance with Article 32, Outdoor Lighting Standards, is required.

- 11-3-2.1. External Illumination. Externally lit signs are permitted to be illuminated only with steady, stationary, down directed and shielded light sources directed solely onto the sign. Light bulbs or light tubes used for

illuminating a sign shall not be directly visible from adjacent public rights-of-way or residential properties.

11-3-3. Structure and Installation.

- 11-3-3.1. Raceway Cabinets. Raceway cabinets, where used as an element of building mounted wall signs, shall match to the greatest extent possible the building color at the location of the building where the sign is located. Where a raceway provides a contrast background to sign copy, the colored area is counted in the aggregate sign area permitted for the site or occupancy. Raceways shall not be used on roof mounted signs, freestanding signs, or landscape wall signs.



- 11-3-3.2. Support Elements. To the greatest extent possible, all support elements shall be hidden or concealed from plain view.
- 11-3-3.3. Electrical Service. When electrical service is provided to freestanding signs or landscape wall signs, all such electrical service is required to be underground and concealed. Electrical service to building mounted signs, including conduit, housings, and wire, are to be entirely concealed.

11-3-4. Sign Maintenance.

It shall be unlawful for any owner of record, lessor, lessee, manager, agent, or other person having lawful possession or control over a building, structure, or parcel of land to fail to maintain all signage thereon, in conformance with this Ordinance. Failure to maintain signs constitutes a violation of this Ordinance.

- 11-3-4.1. Maintenance. Complete maintenance is required for all signs, whether or not in existence prior to adoption of this Article. Maintenance of a sign shall include periodic cleaning, replacement of flickering, burned out or broken light bulbs or fixtures, repair or replacement of any faded, peeled, cracked, or otherwise damaged or broken parts of a sign, and any other activity necessary to restore the sign so that it continues to conform to the requirements and contents of the sign permit issued for its installation and provisions of this Article.
- 11-3-4.2. Removal of Unused Sign Support Structures. Removal is required of any vacant and/or unused sign support structures, angle irons, sign poles or

other remnants of old signs, which are not currently in use, or proposed for immediate reuse evidenced by a sign permit application for a permitted sign.

- 11-3-4.3. Removal of Unsafe Sign Structures. The Zoning Administrator, in consultation with the County Building Official, shall have the authority to order the repair, maintenance or removal of any sign or sign structure that has become dilapidated or represents a hazard to health or safety.

11-3-5. Nonconforming Signs.

- 11-3-5.1. General: If at the time of the adoption of this Article, or amendments thereto, any sign which is being used in a manner or for a purpose which was otherwise lawful, but does not conform to the provisions of this Article, shall be deemed nonconforming. Such sign may continue only in the manner and to the extent that it existed at the time of such adoption or amendment.

- 11-3-5.2. Alterations: A nonconforming sign and/or sign structure shall not be altered, reconstructed, replaced, or relocated other than to be brought into compliance with this Division, except for:

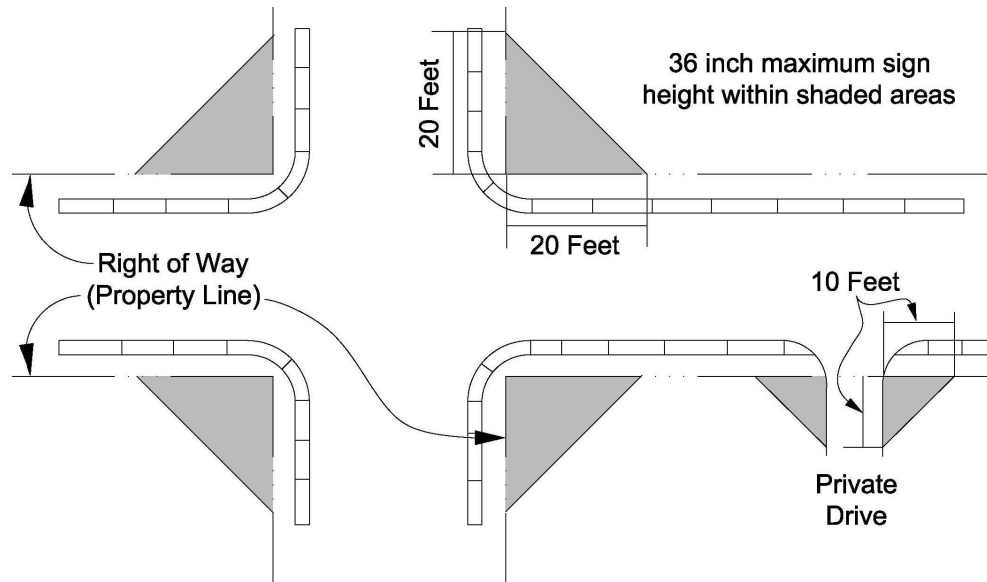
- (a) Reasonable repair and maintenance.
- (b) The changing of the advertised copy or message on an approved painted or printed sign or billboard or a theater marquee and similarly approved signs that are specifically designed for the use of replaceable copy.

- 11-3-5.3. Removal: Removal of a nonconforming sign, or replacement of a nonconforming sign with a conforming sign, is required when:

- (a) Any such sign or substantial part is blown down, destroyed, deteriorated or for any reason or by any means is taken down, altered, and/or removed. For the purpose of this Article, "substantial" is defined as fifty percent (50%) or more of the entire sign structure; or
- (b) The use of the sign and/or the property on which the sign is located has ceased, become vacant or been unoccupied for a consecutive period of two (2) years or more.

11-3-6. Sign Placement at Intersection.

- 11-3-6.1 Signs proposed to be located within the triangular area on a corner lot formed by measuring twenty (20) feet along both street side property lines from their intersection, or ten (10) feet from the intersection of a property line adjacent and parallel to a public street and a private street or driveway, shall maintain a maximum thirty-six (36) inch top height.



11-4. Signs Requiring a Permit.

11-4-1. Purpose and Applicability.

This section is intended to provide for the establishment of sign criteria related to sign size, height, and numbers of signs permitted for uses within Culpeper County. Permitted sign size, height, and numbers of permanent signs are indicated in Table 11-4 of this Section, and in the text contained herein. In addition, there are design principles and signage criteria listed in Section 11-4-5, Standards for Permitted Sign Types, which apply to all such signs.

11-4-2. Signs for Residential Uses in All Zoning Districts.

- 11-4-2.1. Multi-Family Developments and Manufactured Home Parks. Except as permitted elsewhere, such uses are permitted signs as indicated in Table 11-4 and governed by Section 11-4-5.
- 11-4-2.2. Planned Unit Developments. As per Article 8B of the Zoning Ordinance, a comprehensive signage plan is required for Planned Unit Developments.
- 11-4-2.3. Single Family Subdivisions, neighborhood identification signs. Except as permitted elsewhere, such uses are permitted signs as indicated in Table 11-4 and governed by Section 11-4-5.

11-4-3. Signs For Conditional and Institutional Uses in All Residential and Agricultural Zoning Districts.

- 11-4-3.1. Applicability. Conditional uses and institutional uses in residential and agricultural zoning districts for which Table 11-4 applies include but are not limited to churches and schools; other public or quasi-public buildings or facilities; museums; bed and breakfasts; etc.

11-4-4. Signs for Non-Residential Uses in All Commercial and Industrial Zoning Districts.

11-4-4.1 Signs For Single Tenant Buildings as indicated in Table 11-4.

- (a) Freestanding signs: The number and type of freestanding signs permitted for single use properties or buildings is derived from the type of development site frontage; whether development frontage is along a principal arterial, or along a minor arterial, collector or smaller road as indicated in Table 11-4. Street designations are established in the Culpeper County Comprehensive Plan, as amended. A freestanding sign may be erected for each street frontage.

In addition to the criteria listed within this Section, all freestanding signs are governed by the provisions as set forth in the Section 11-4-5, Standards for Permitted Sign Types.

- (b) Building Mounted Signs: The area of building mounted signs including wall, fascia, mansard, parapet, awning, roof, service island canopy signs, and suspended signs, is derived from the length of each building/structure frontage along the street where such building/structure has frontage:

- (i) For businesses on sites fronting on one street, the sign area for each business shall not exceed one (1) square foot for each linear foot of the building frontage along the street where such building/structure has frontage.
- (ii) For businesses on sites fronting on two or more streets, only the primary entrance frontage is measured as described in "a" above. Auxiliary building elevations of such businesses are permitted sign area not to exceed one-half ($\frac{1}{2}$) square foot for each linear foot of building/structure frontage where such building has street frontage, up to a maximum of fifty (50) square feet. However, the aggregate sign area permitted for all building elevations for businesses on multiple frontages is one hundred fifty (150) square feet maximum, subject to the provisions of this Section.

In addition to the above, elevations which provide a non-customer service entry, are permitted a non-illuminated building mounted wall sign of six (6) square feet in area, located adjacent to such entry.

11-4-4.3 Signs For Multi-Tenant Buildings, Developments and Shopping Centers.

- (a) Freestanding Signs: The number and type of freestanding signs permitted for multi-tenant buildings, developments and shopping centers is derived from the type of development site frontage; whether development frontage is along a principal arterial, or along a minor arterial, collector or smaller as indicated in Table 11-4. Street designations are established with the

Culpeper County Comprehensive Plan as amended. A freestanding sign may be erected for each street frontage.

- (b) Building Mounted Signs: Building mounted signs including wall, fascia, mansard, parapet, awning, roof, service island canopy signs, and suspended signs for individual businesses within a multi-tenant building, development, or shopping center are permitted on the primary entrance elevation of the space occupied by the business.
 - (i) The sign area for each business within a multi-tenant building, development, or shopping center shall be the same as that permitted for single tenant buildings as regulated by Section 11-4-4.1b above.

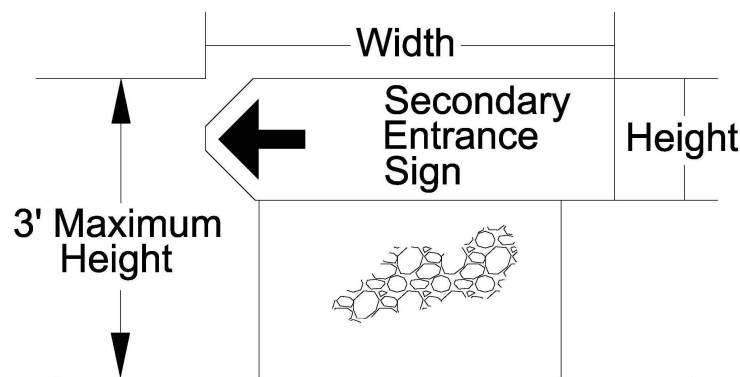
Land Use	Table 11-4							
	PERMITTED PERMANENT SIGNS*							
	Building Mounted Signs				Freestanding Signs			
	Number of Signs (per Road Frontage)	Maximum Height (in ft.)	Single Road Frontage Maximum Area (sq.ft.)	Multi Road Frontage Maximum Area (sq.ft.)	Number of Signs	Maximum Height (in ft.)	Single Road Frontage Maximum Area (sq.ft.)	Multi Road Frontage Maximum Area (sq.ft.)
Multi-Family Developments	1	20	24	48	1/development site frontage	6	24	48
Conditional or Institutional Use in All Residential and Agricultural Zoning Districts	1	20	24	48	1/site	6	32	n/a
Non-Residential Use in Commercial or Industrial Zone – Single Tenant Buildings	Limited by Maximum Sign Area	25	1 sq. ft. to 1 linear ft. of Building Frontage	1 sq. ft. to 1 linear ft. of Building Frontage	1/site	On Principal Arterials		
						15	50	n/a
						On Minor Arterials or Smaller		
						10	50	n/a
Non-Residential Use in Commercial or Industrial Zone – Multi-Tenant Buildings, Developments or Shopping Centers	Limited by Maximum Sign Area	25	1 sq. ft. to 1 linear ft. of Building Frontage	1 sq. ft. to 1 linear ft. of Building Frontage	1/development site frontage	On Principal Arterials		
						20	80	120 sq. ft. maximum
						On Minor Arterials or Smaller		
						10	60	90 sq. ft maximum

NOTE: Unless specifically identified within this ordinance, Table 11-4 will govern the height and size of the identified signs.

11-4-5. Standards For Permitted Sign Types.

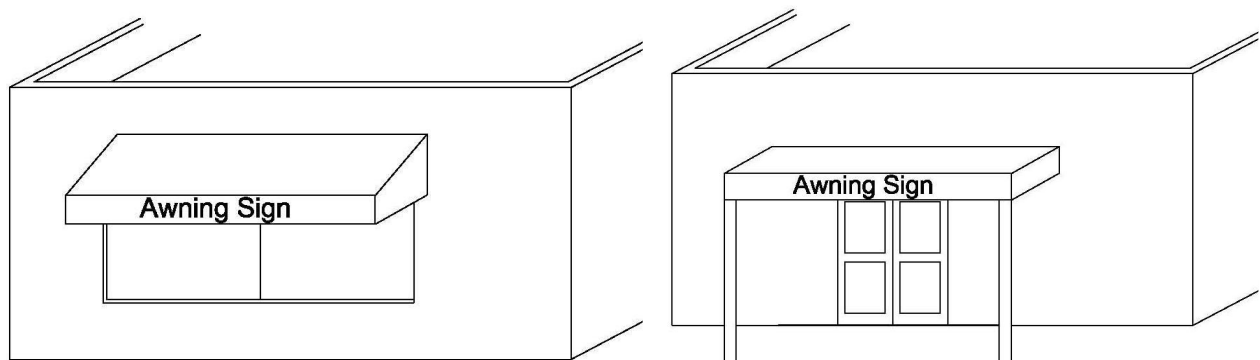
This Section is intended to provide for the establishment of criteria governing signs requiring a permit. The intent is to provide flexibility and to encourage superior sign design, while ensuring that conflicts between sign types, numbers, or design are minimized. The standards listed below contain design principles that apply to sign types permitted by this section. The signs permitted may include one or more of the listed sign types.

- 11-4-5.1 Secondary Entrance Sign: A permanent on-premise sign that is normally located adjacent to a public right-of-way, or near various points of passage on or within private property.



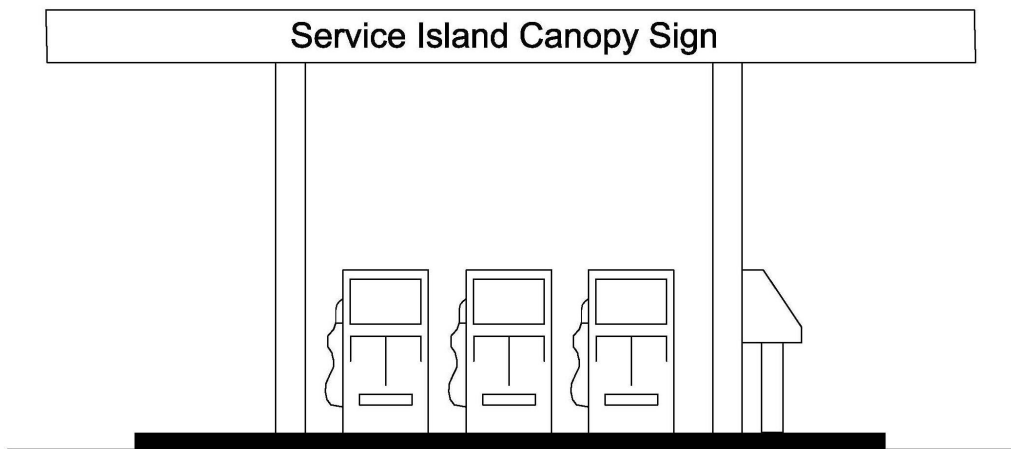
- (a) The sign shall not exceed three (3) square feet in area per face and may be double sided.
- (b) Building mounted accessory signs are permitted at a height no greater than ten (10) feet flat against a wall of the building. Freestanding accessory signs are permitted provided they are no greater than three (3) feet above grade.
- (c) A limit of one (1) accessory sign is permitted at each individual location or accessway.
- (d) Such signs may only be internally illuminated or non-illuminated.

- 11-4-5.2 Awning/Canopy Sign. A sign that is printed, painted, or affixed to an awning or canopy.

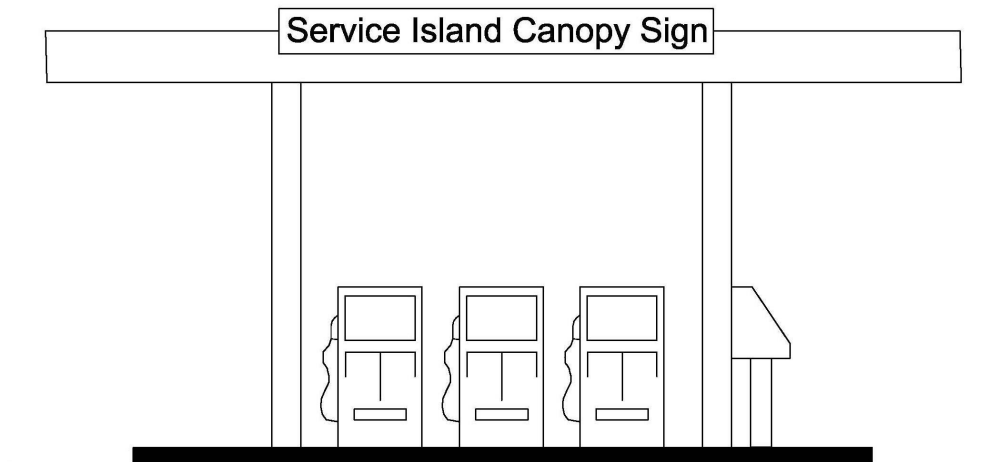


- (a) Awning/canopy signs are permitted in non-residential zoning districts only.
- (b) Sign copy, including logo, shall not exceed one (1) square foot of sign area per lineal foot of awning or canopy width and will count against the maximum allowable sign area for the building/tenant space.
- (c) On a multi-story building, such signs shall only be displayed on the ground floor awning/canopy. Signs on awnings or canopies of single-story buildings shall not exceed a height of twenty-five (25) feet.
- (d) No awning sign may project above, below, or beyond the edges of the face of the building wall or architectural element on which it is located. No part of an awning/canopy sign, as part of, or displayed on, the vertical or sloped surface of an awning or canopy, shall project beyond the edges of the awning or canopy surface on which it is displayed.

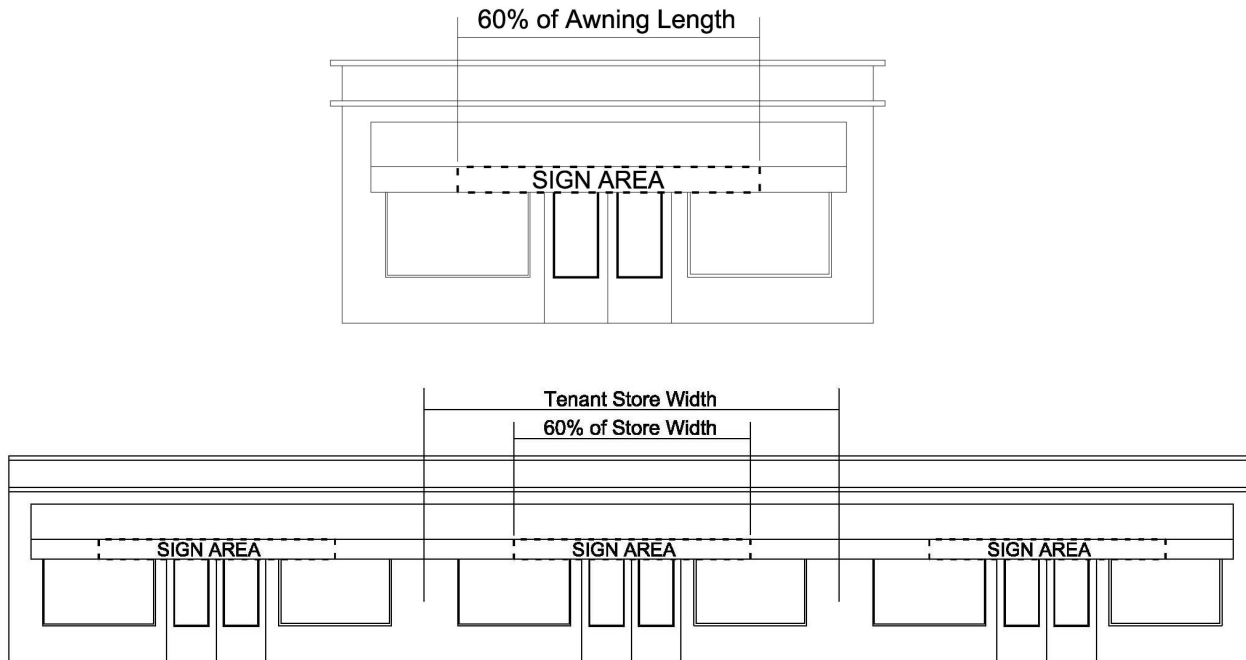
This:



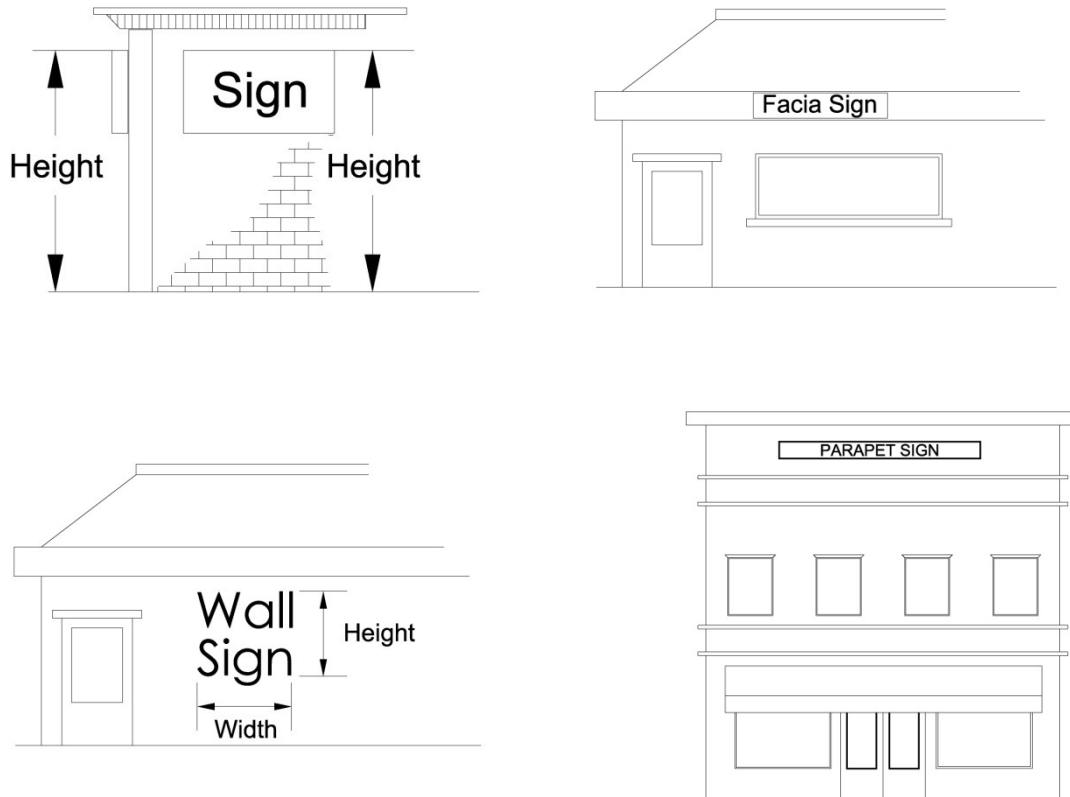
Not This:



- (e) Awning/canopy signs shall not extend horizontally a distance greater than sixty percent (60%) of the horizontal length of the awning/canopy face or valance on which it is displayed. When an awning/canopy covers multiple storefronts, each store or tenant is permitted signage that extends a distance of not greater than sixty percent (60%) of the store width or tenant space.

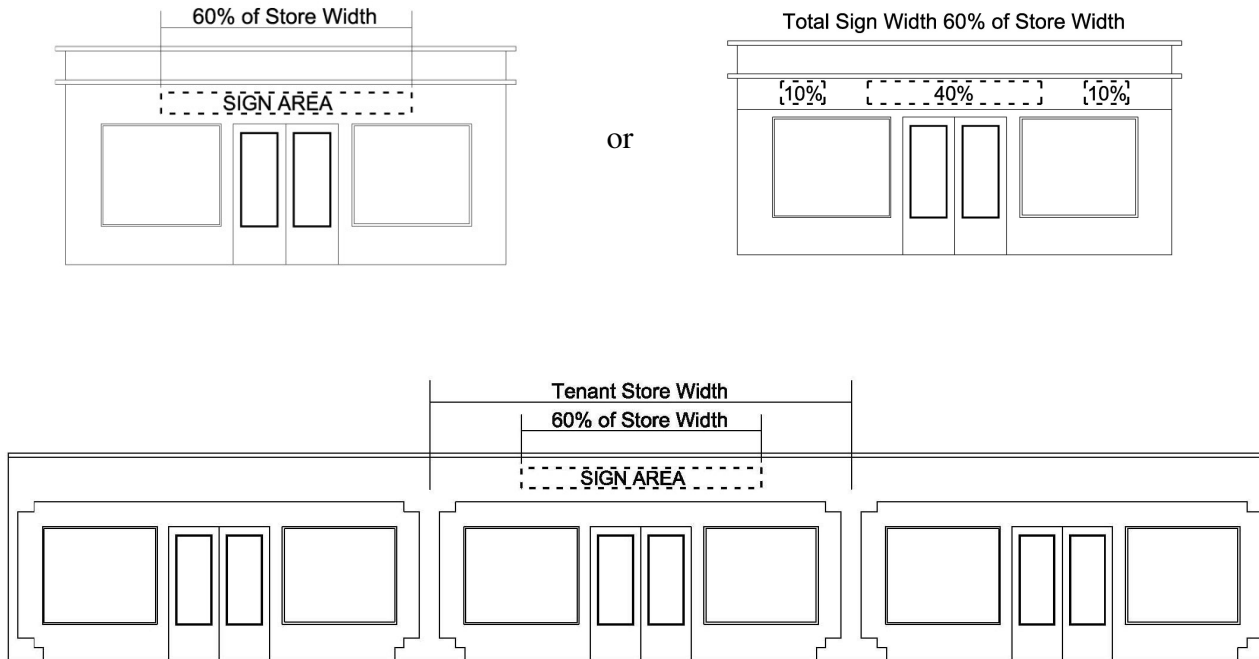


- 11-4-5.3 Building Mounted Wall Sign: A sign attached to, painted on, or erected against the wall, parapet, fascia or mansard roof of a building or structure with the exposed face of the sign in a plane parallel to the vertical face of the building or structure.



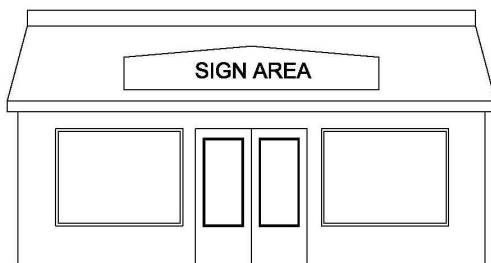
- a) The permitted area of such signs is derived from the use and zoning district where the sign is proposed to be located, in accordance with Section 11-4 and Table 11-4.
- (b) No part of such sign shall project from the building wall on which it is mounted a distance greater than twenty-four (24) inches.
- (c) Such signs are permitted to be located on the specific business identified therein, and are not transferable in whole or in part from one building frontage to another. Where a single common entrance serves two (2) or more businesses, they are considered one (1) business for sign computation purposes.
- (d) Building mounted wall signs shall not extend horizontally a distance greater than sixty percent (60%) of the width of the building wall on which it is displayed. Buildings containing multiple occupancies are permitted building mounted wall signs for individual tenants, however,

such signage shall not extend horizontally a distance greater than sixty (60%) of the width of the building wall designated for such specific occupancy.

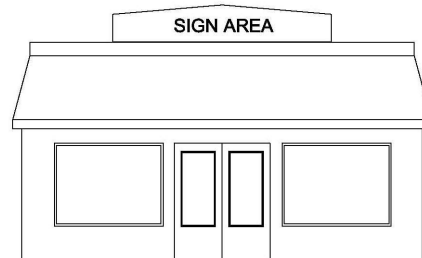


- (e) No building mounted wall sign shall extend above or below the wall, parapet, or fascia upon which it is placed, nor shall such signs be installed within twelve (12) inches of the top of such building or parapet wall. Signs mounted on the lower portion of a mansard roof with a slope exceeding forty-five (45) degrees from the horizon are permitted, provided such signs do not project above the top of the roof feature on which it is placed. No sign is permitted which breaks the silhouette of the building on which it is located.

This:



Not This:

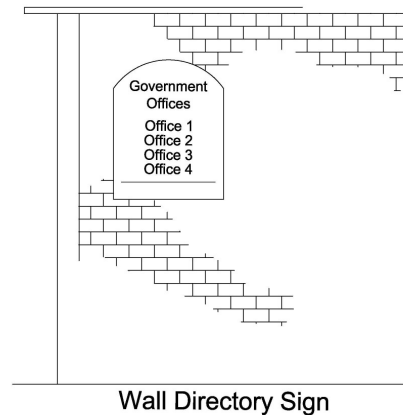


11-4-5.4 Changeable Copy Sign: A sign that is designed so that characters, letters, numbers, or illustrations can be manually or mechanically/electronically/digitally changed or rearranged without altering the face or surface of the sign.

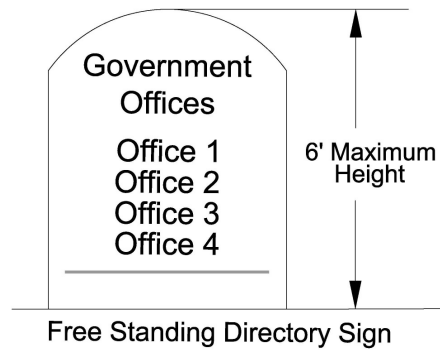
- (a) A changeable copy sign is permitted provided:

- (i) For such signs visible from a street, the sign area for a changeable copy sign is limited to not more than forty percent (40%) of the permitted face area of any sign.
 - (ii) For such signs not visible from a street, the forty (40%) percent limitation above shall not apply.
 - (iii) The rate of refresh is no more than twice per 24 hour cycle.
 - (iv) The copy advertises products and/or services provided at the sign location only.
 - (v) The sign can only display one color at a time.
- (b) A changeable copy sign may be installed as part of a building mounted wall sign or a freestanding sign only.
 - (c) All such signs shall comply with applicable illumination provisions of this Article.

11-4-5.5 Directory Sign: A single sign, or a set of similarly designed individual signs placed or displayed in sequence and which may provide information in a list, roster, or directory format.



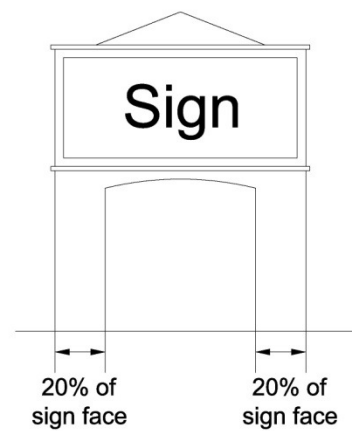
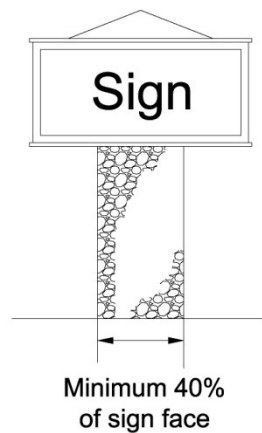
- (a) Such signs are not counted in the aggregate sign area for the use subject to the standards of this section, provided they are not visible from the public right-of-way.
- (b) Such signs may be wall mounted or mounted on a low profile freestanding sign structure and may be non-illuminated, internally illuminated, or directly illuminated by downward directed shielded fixtures.



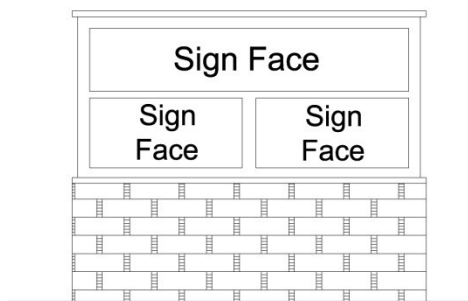
- (c) The sign area of any directory sign shall not exceed sixteen (16) square feet and, if freestanding, shall not exceed six (6) feet in height.
- (d) Such signs may be placed at points nearest the pedestrian entrances to the businesses within the multi-tenant development, and/or within pedestrian oriented open spaces.

11-4-5.6 Freestanding Sign: A sign that is erected or mounted on its own self-supporting permanent structure or base detached from any supporting elements of a building.

- (a) The number and type of freestanding signs for single and multiple tenant uses are derived from the use, zoning district, location and type of development site frontage as outlined in Section 11-4-5 and Table 11-4.
- (b) Flag lot sites, having frontage on a public street, are permitted one (1) freestanding sign on the frontage that provides primary access to the site.
- (c) On a development site where more than one (1) freestanding sign is permitted, allowances for such signs are not transferable in whole or in part, from one street frontage to another. Orientation of a freestanding sign is based upon the street from which the permitted sign is authorized under Section 11-4-5, and Table 11-4.
- (d) Where more than one (1) freestanding sign is proposed for installation on a development site with multiple frontages, a minimum of sixty (60) linear feet shall separate each freestanding sign.
- (e) The permanent sign base of a freestanding sign shall have an aggregate width of at least forty percent (40%) of the width of the sign cabinet or face.

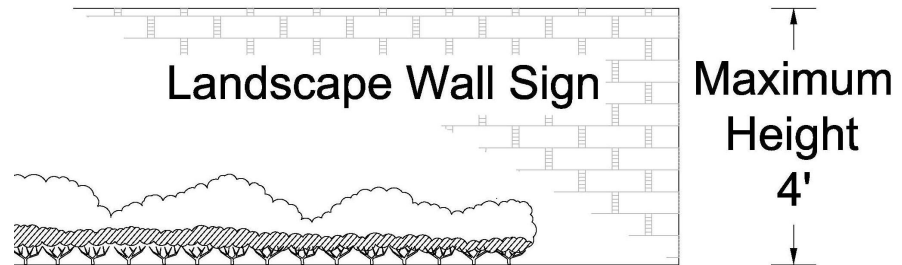


- (f) A landscaped area located around the base of the sign equal to three (3) square feet for each square foot of sign area, is required for all freestanding signs. The landscape area shall contain living landscape material consisting of shrubs, and/or perennial ground cover plants placed throughout the required landscape area having a spacing of not greater than three (3) feet on center. Where appropriate, the planting of deciduous or evergreen trees, installed in a manner that frames or accents the sign structure is encouraged.
- (g) A freestanding sign may consist of more than one (1) sign panel provided all such sign panels are consolidated into one common integrated sign structure. In the event a sign is installed that does not utilize the maximum sign area permitted, any supplemental additions shall conform within, and be compatible with the existing sign structure.

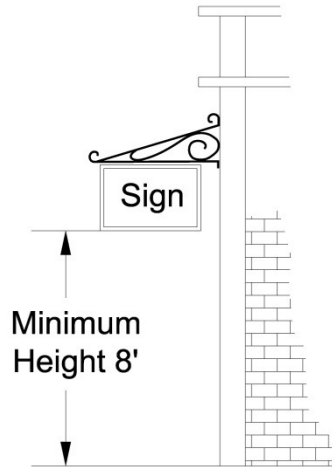


- (h) The leading edge of any freestanding sign is required to be set back a minimum of five (5) feet from the street side property line, and the sign structure a minimum of fifteen (15) feet from any interior side lot line. Freestanding signs shall not be installed within thirty (30) feet of any residential district.

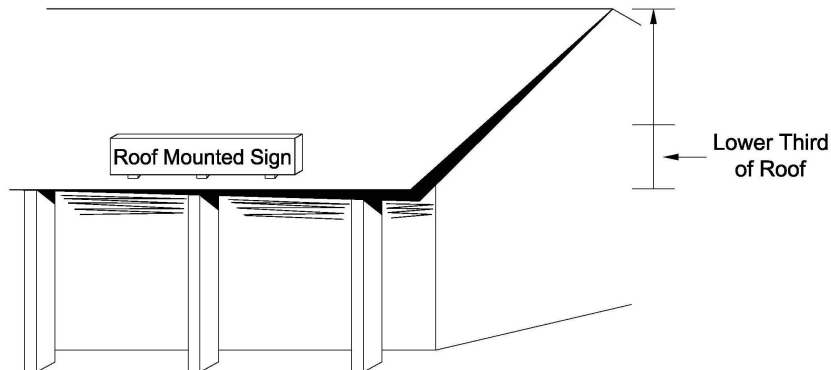
- 11-4-5.7 **Landscape Wall Sign:** A sign consisting of individual letters mounted on a screen or perimeter wall which may be attached or detached from a building, but which is architecturally integrated with the overall development.



- (a) The maximum permitted area of an individual sign is twenty-four (24) square feet. Multiple signs are permitted on the landscape wall. All such signs are counted in the aggregate building mounted wall sign area for such use.
 - (b) The maximum permitted height of landscape walls where such signs are mounted is four (4) feet and the sign copy, to ensure visibility, must be a minimum of six (6) inches from the top, and twelve (12) inches above ground level. Such signs shall not project above or beyond the top or edge of a landscape wall.
 - (c) Such perimeter or screen walls, and the signs thereon, are permitted only outside of the corner triangle at any corner in accordance with Section 11-3-6, unless the wall on which the sign is located is less than thirty (30) inches in height.
- 11-4-5.8 **Projecting Sign:** A sign attached to a building or other structure and extending, in whole or in part, more than fourteen (14) inches beyond the building. Projection of less than fourteen (14) inches shall be treated as a wall sign.
- (a) Such signs are counted in the total aggregate building mounted sign area for each use or occupancy, however, no individual projecting sign shall exceed twelve (12) square feet in area.
 - (c) Projecting signs shall maintain a minimum clearance between the bottom of the sign and nearest grade or sidewalk of eight (8) feet.
 - (d) Such signs may only be non-illuminated or externally illuminated utilizing down directed and shielded fixtures.

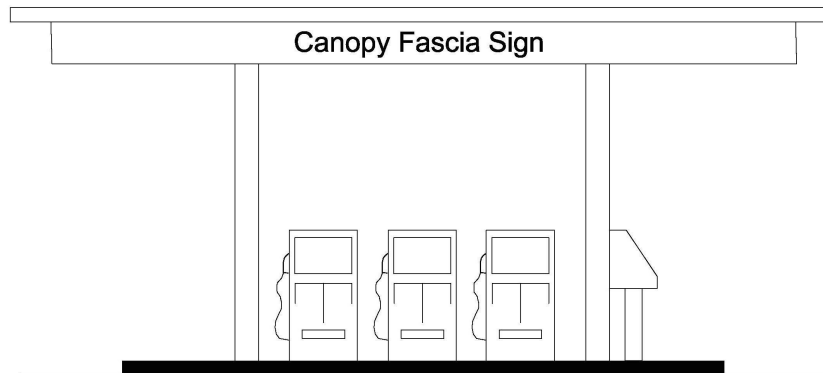


- 11-4-5.9 Roof Mounted Sign: A building mounted sign extending above the plate line of a building or structure.

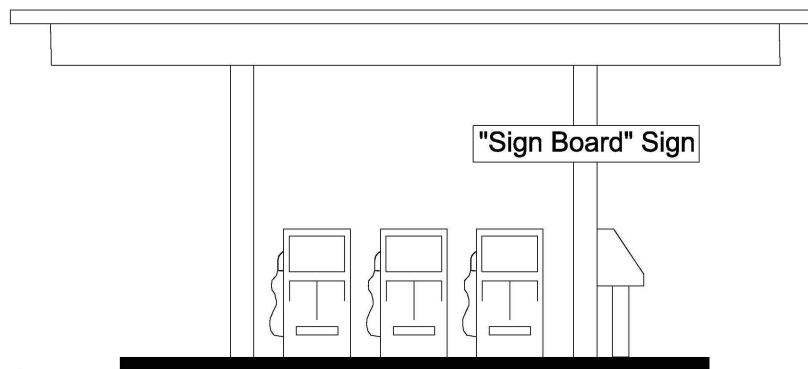


- (a) Roof mounted signs are permitted on the slope of peaked or sloped roof buildings only, where no walls exist to accommodate a Building Mounted Wall Sign. Such signs are counted in the aggregate building mounted sign area permitted for such use. Roof signs are permitted only on the lowest one-third ($1/3$) of the slope of the peaked roof, such that the sign does not project above the roof peak, break the silhouette of the building, or exceed twenty-five (25) feet in height.
 - (b) Roof mounted signs, which meet the standards of this Section, are to be installed in such a manner that the structural supports, to the greatest extent possible, are hidden or concealed from plain view.
- 11-4-5.10. Service Island Canopy Sign: A sign mounted permanently on, under, or otherwise mounted on a service island canopy.
- (a) All types of service island signs are counted in the aggregate total sign area permitted for the use and are identified as noted herein.

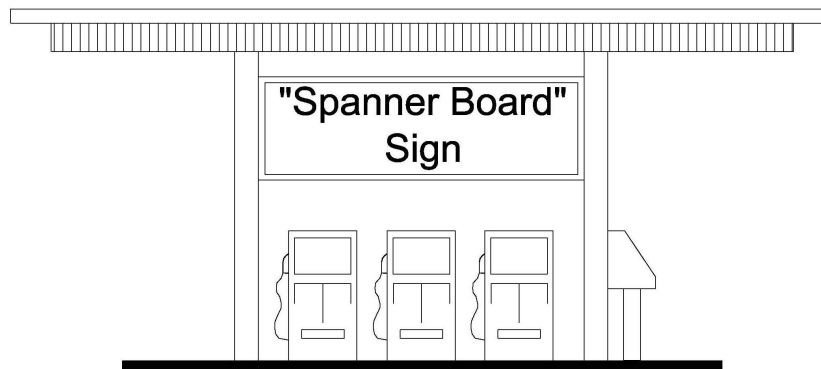
- (i) Canopy Fascia Sign: A sign mounted flush against the vertical plane of the canopy fascia.



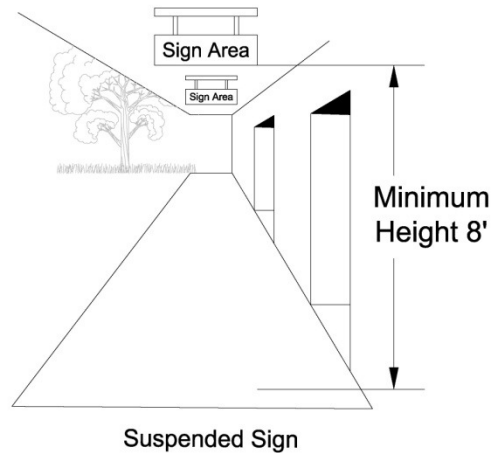
- (ii) Sign Board: A sign located on a sign board that is permanently mounted on the canopy support pole at a height above the fuel pumps and below the fuel island canopy.



- (iii) Spanner Board Sign: A sign mounted flush against the vertical plane of a spanner board. A spanner board is a structural member extending between two vertical support poles of the service island canopy and permanently mounted to the poles at a height above the service area and below the service island canopy.

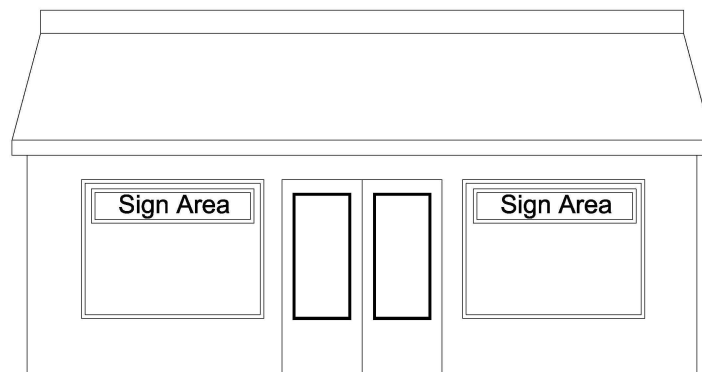


- 11-4-5.11 Suspended sign: A sign attached to the underside of a lintel, arch or other overhead spanning member of a porch or walkway, and which is hung either perpendicular or parallel to a vertical wall surface.



- (a) Such signs are permitted at a location on or immediately adjacent to, the business the sign identifies.
- (b) Sign area is counted in the aggregate total sign area permitted for the specific use or occupancy and/or shall reduce the allowable wall sign area for the wall from which the sign is displayed. One such sign is permitted per business.
- (c) A minimum clearance between the bottom of a suspended sign and nearest grade or sidewalk of eight (8) feet is required.
- (d) No part of a suspended sign is permitted to extend beyond the edge of the building facade or overhang on which it is placed.

- 11-4-5.12. Window Sign: A sign painted, etched, or otherwise affixed to a permanently installed window of a building or placed within 24 inches of the inside of the window.



(a) Permanent window signs may be displayed, provided that the area occupied by permanent window signs shall not exceed twenty percent (20%) of the area of the window on, or within which they are displayed.

(b) No such signs are permitted on second story windows or higher.

11-4-5.13 Banner Signs. Banner signs are prohibited in all zoning districts as permanent signs.

11-5. Permits

11-5-1. Sign Permit Required.

Except as provided in Section 11-2-2 Exceptions and 11-2-3 Temporary Signs or as specifically noted in this Article, it shall be unlawful for any person to erect, place, display, alter, or relocate a sign without first obtaining a permit or permits from the Department of Development of Culpeper County.

11-5-2. Conditions of Permit Issuance:

If a specific occupancy or use is displaying any unlawful signs, sign permits shall not be issued in response to:

- (a) Requests for new additional signs; and/or
- (b) Requests for changes to any existing, except those changes that result in eliminating the nonconformity.

11-5-3. Application Requirements:

The applicant shall complete and submit an application to the Department of Development on a form prescribed by the County. The application is to be accompanied by the sign permit application documents, and any other necessary information requested by the Department. All applications shall include the written consent of the owner, lessee, agent, or trustee having charge of the property on which the sign is proposed to be located.

11-5-4. Submission Requirements:

The applicant shall submit the following documents with the permit application. The number of copies is to be determined by the County.

- (a) Scaled drawings;
- (b) Sign copy and color;

- (c) Sign location;
- (d) Sign dimensions;
- (e) Permits authorizing the use, construction, reconstruction, or alteration, of any sign structure may be withheld when inadequate information is submitted to determine if the proposed action is in conformance with the provisions of this Article. Applicants will be contacted and made aware of sign permit application information needed to complete the submittal. Department of Development personnel shall not be compelled to issue a permit for any sign structure, if such use, construction, reconstruction or alteration is found to be in conflict with the provisions of this Article.

11-5-5. Review and Approval

- (a) Review. Upon submittal, the application will be reviewed for conformance with the standards of this Article, and a permit will be issued within ten (10) days of a complete submittal, if the application meets the applicable standards and the required fees are paid. Items for approval by the Architectural Review Board will be scheduled for the next available agenda and will be processed in accordance with Article 30 of this Ordinance.
- (b) Minor Amendment. The Zoning Administrator shall review applications for minor amendments to sign permits before any change, modification, alteration, or other deviation from the terms and conditions of the sign permit and before any such change in the use of the sign as originally permitted can be made. The Zoning Administrator may approve the changes, so long as the proposed sign installation will meet all standards or requirements set forth in this Article that apply to the sign permit and installation.
- (c) Expiration. A sign permit may be considered a license to proceed with the work specified in the permit. Such permit shall expire and become null and void, if the work authorized under such permit is not commenced within one (1) year from the date of issuance of such permit, or if work is suspended or abandoned for a period ninety (90) days or more at any time after the work has commenced.
- (d) Issuance of sign permit from the Department of Development does not relieve the applicant from the obligation to obtain any permits required from the Building Official.

11-5-6. Permit Limitations:

- (a) Transferability. Permits, permit numbers or permit applications and attachments shall not be transferable to other sites. They are valid only for a specific sign at the specifically designated location. If at any time, a sign or sign structure is altered, removed, or relocated in a manner different from

the terms of the sign permit, such existing sign permit will become void and a new application made for the new sign installation when necessary.

- (b) Revocation. Department of Development personnel may, in writing, suspend or revoke a sign permit issued under provisions of this Article, should they determine that the permit was issued on the basis of a material omission or misstatement of fact, or in violation of this Article, Zoning Ordinance or County Code.
- (c) Authority. No permit for a sign may be deemed to constitute permission or authorization to maintain a public or private nuisance, nor shall any permit issued hereunder constitute a defense in any action to abate a nuisance.
- (d) Violations. If Department of Development personnel find that any requested or existing sign(s) or use(s) directly related to the application and in the ownership and control of the permit applicant violate any applicable provision of this Article or any other county code or ordinance, they shall not issue the sign permit until the violation(s) is (are) corrected.
- (e) Sign permits for new or additional signs shall not be issued for a specific occupancy if such occupancy displays unlawful or nonconforming signs. A sign permit may be issued for a specific occupancy provided the terms of such permit specify modification or removal of nonconforming signs resulting in conformity of all signs with the provisions of this Article.
- (f) Notwithstanding the requirements set forth in this ordinance, all other applicable regulations of the Zoning Ordinance, the Virginia Department of Transportation (VDOT), those set forth in the Virginia Statewide Building Code and Chapter 7 of Title 33.1 of the Code of Virginia shall apply to such signs.

11-6. Violations

- 11-6.1 Violations of this article are punishable per Article 23 of the Culpeper County Zoning Ordinance.